

## Entertain, Class, Quality & Views - 4541m2

THE OWNERS ARE HIGHLY MOTIVATED, AND WILL CONSIDER ALL OFFERS WITHIN THE RANGE.

If you are looking for comfort and lifestyle then look no further and move into this fantastic family home situated on an elevated block in one of Picton's finest estates.

The property oozes class, style plus much more being located in a prime position and sitting on a beautiful landscaped 4541m2 private block of land. If you're an entertainer, take advantage of a large covered entertaining area and fully fenced in-ground pool. The views and natural landscape setting on this property are amazing. Priced to sell with many more exciting inclusions:

- Executive 4 bedroom home with study on a beautiful landscaped block
- Functional modern kitchen having a fantastic rural out look
- High ceilings, downlights, ducted air-conditioning and tiled through living
- The main bedroom has an ensuite walk in robe and its own private balcony
- Huge downstairs rumpus room leading to outside entertaining
- Spacious formal and informal living areas with ample natural light
- Ceiling fan to master, formal entry and one gas fan forced fireplace
- Peace and privacy are assured in the tranquil garden setting that is sure to impress
- Undercover entertaining with built in BBQ and Spa to relax
- Fully fenced block sloping at the rear, established trees and a garden shed
- The landscaping, pool area and general property layout is a credit to the current owners who have put a lot of love and care into this home
- Natural gas, town water and sewer are all connected

Set in a prominent position within the estate surrounded by quality homes giving a very friendly and safe environment for the kids. It is an amazing opportunity to purchase without the hassles of building, just move straight into this home with nothing to do but unpack.

Picton is situated approximately 1 hours drive from Sydney and 35 minutes from Wollongong's beautiful beaches. It is renowned for its semi rural lifestyle and family friendly atmosphere. Picton's popularity is exploding with smart buyers looking for a lifestyle change, and those who realise how far their money can go here!

We are proud to present this majestic property to the market and invite all interested parties to enquire at Gerard Smith First National, and book your inspection by appointment.



**Gerard Smith**